

CITY OF ROCHESTER
30 CHURCH STREET

CITY PLANNING COMMISSION
MEETING WITH STAFF: 5:30 PM – 6:30 PM
CONFERENCE ROOM 223B

PUBLIC HEARING: 6:30 P.M.
CITY COUNCIL CHAMBERS 302A

MONDAY, August 17, 2015

I. MEETING WITH STAFF

II. INFORMATIONAL MEETING/PUBLIC HEARING

Case	1	<i>Held from the July 20, 2015 Hearing</i>
File Number:	E-057-14-15	
Case Type:	Special Permit	
Applicant:	Bell Atlantic Mobile of Rochester L.P. d/b/a Verizon Wireless	
Address:	523 Meigs Street	
Zoning District:	R-2 Medium Density Residential District	
Section of Code:	120-143 A(1)	
Purpose:	To install a 'micro cell' wireless telecommunications facility on the rooftop of an existing building; an action requiring City Planning Commission approval.	
SEQR:	Type II [Ch. 48 (25)]	

Case	2	<i>Held from the July 20, 2015 Hearing</i>
File Number:	T-01-15-16	
Case Type:	Text Amendments	
Applicant:	Mayor's Office	
Zoning District:	Citywide	
Section of Code:	120-190C; 120-191D(3)(b); 120-208	
Purpose:	To amend the Zoning Code of the City of Rochester by adding regulations for Solar Energy Systems and making Solar Energy Systems a Specially Permitted use in the M-1 Industrial District; an action requiring City Planning Commission recommendation to City Council.	
SEQR:	Type I	
Lead Agency:	Mayor's Office	

Case 3
File Number: T-02-15-16 *Informational Meeting*
Case Type: Text Amendments
Applicant: City Planning Commission
Zoning District: Citywide
Section of Code: 120-177M; 120-202; 120-208
Purpose: To amend the Zoning Code of the City of Rochester by making modifications to sections of the following regulations: Article XX, Requirements Applying to All Districts, Section 120-177M, Advertising signs; Article XXIV, Nonconforming Uses, Structures, Lots and Signs, Section 120-202, Nonconforming signs; Article XXVI, Definitions, Section 120-208, Definitions; an action requiring City Planning Commission recommendation to City Council.

SEQR: Type I
Lead Agency: Mayor's Office

Case 4
File Number: M-01-15-16 *Informational Meeting*
Case Type: Zoning Map Amendment
Applicant: City of Rochester, Director of Real Estate
Address: 1776, 1790 North Clinton Avenue and 21 Rau Street
Zoning District: C-2 Community Center District
Section of Code: 120-190C
Purpose: To amend the Zoning Map by rezoning the properties at 1776 and 1790 North Clinton Avenue and 21 Rau Street from C-2 Community Center District to R-1 Low Density Residential District to facilitate the expansion of the recreation fields of Helen Barrett Montgomery School #50 and the construction of new affordable single-family housing; an action requiring City Planning Commission recommendation to City Council.

SEQR: Unlisted
Lead Agency: Mayor's Office

Case 5
File Number: OMA-01-15-16 *Informational Meeting*
Case Type: Official Map Amendment
Applicant: City of Rochester, City Engineer
Address: Brookscrescent Way
Zoning District: R-1 Low Density Residential
Section of Code: Chapter 76
Purpose: To amend the Official Map of the City of Rochester by accepting dedication of lands as right-of-way to be named Brookscrescent Way; an action requiring City Planning Commission recommendation to City Council.

SEQR: Type II

Case **6**
File Number: **E-008-15-16**
Case Type: Special Permit
Applicant: Miguel Colon
Address: 8 Bay Street
Zoning District: R-1 Low Density Residential
Section of Code: 120-9G, 120-146.1
Purpose: To establish a low-impact take-out restaurant with six convenience seats with daily hours of operation from 6:00 am to 9:00 pm in an existing nonconforming building; an action requiring City Planning Commission approval.
SEQR: **Unlisted**
Lead Agency: **City Planning Commission**

Case **7**
File Number: **E-009-15-16**
Case Type: Special Permit
Applicant: Thomas Beaman, Jr., California Rollin II
Address: 1000 North River Street
Zoning District: M-D Marina District
Section of Code: 120-77.2C(3)(a)
Purpose: To establish outdoor entertainment in an existing outdoor restaurant seating area, specifically live small bands and recorded music, between the hours of 1:00 pm and 8:30 pm, Thursday to Sunday; an action requiring City Planning Commission approval.
SEQR: **Unlisted**
Lead Agency: **City Planning Commission**

III. OTHER BUSINESS

***No Action Vote at the July 20, 2015 Hearing
Deliberations and Vote Only***

File Number: **E-007-15-16**
Case Type: Special Permit
Applicant: Bill Burdwood, Rochester-Lyell FDS 712852, LLC
Address: 715, 731 and 737 West Main Street
Zoning District: C-2 Community Center
Section of Code: 120-43T; 120-146.1; 120-173D
Purpose: To establish a high impact retail store (Family Dollar) and to provide more than 110% of the required parking; an action requiring City Planning Commission approval.
SEQR: **Unlisted**
Lead Agency: **Director of Planning and Zoning**